074.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,100 / 786,100
					USE VALUE:	786,100 / 786,100
					ASSESSED:	786,100 / 786,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLEETUS RACHEL
Owner 2:	WILLEMS HERMAN J
Owner 3:	
Street 1:	151 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LALICATA ROBERT S/ETAL -
Owner 2:	LALICATA MARIA C -
Street 1:	8 AZALEA DR
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	324,100		462,000	786,100
Total Card	0.184	324,100		462,000	786,100
Total Parcel	0.184	324,100		462,000	786,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.03 | /Parcel: 431.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46685
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,100	0	8,000.	462,000	786,100	786,100	Year End Roll	12/18/2019
2019	101	FV	296,000	0	8,000.	462,000	758,000	758,000	Year End Roll	1/3/2019
2018	101	FV	296,000	0	8,000.	396,000	692,000	692,000	Year End Roll	12/20/2017
2017	101	FV	296,000	0	8,000.	369,600	665,600	665,600	Year End Roll	1/3/2017
2016	101	FV	296,000	0	8,000.	316,800	612,800	612,800	Year End	1/4/2016
2015	101	FV	247,200	0	8,000.	283,800	531,000	531,000	Year End Roll	12/11/2014
2014	101	FV	247,200	0	8,000.	262,700	509,900	509,900	Year End Roll	12/16/2013
2013	101	FV	247,200	0	8,000.	250,500	497,700	497,700		12/13/2012

!6192!

PRINT

Date	Time
12/10/20	20:59:43

LAST REV

Date	Time
02/05/19	12:23:27

ekelly

PAT ACCT. 6192

USER DEFINED

Prior Id # 1:	46685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALICATA ROBERT	70367-147		12/12/2017		845,000	No	No		
MARBLE CHARLES	25109-530		1/6/1995		242,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	956	Redo Bat	17,900		7/13/2016			Remodel bath.
10/27/2002	896	Redo Kit	54,000					REDO KITCHEN AND B
6/11/2001	383	Wood Dec	7,500	C				REPLACE WDK WITH N

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	BS	Barbara S
7/23/2018	Mail Update	MM	Mary M
4/10/2009	Meas/Inspect	163	PATRIOT
11/12/1999	Inspected	256	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	4									462,000						462,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.22573686
Const Adj.:	0.98490000
Adj $ / SQ:	114.687
Other Features:	97890
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398148
Depreciation:	74056
Depreciated Total:	324092

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

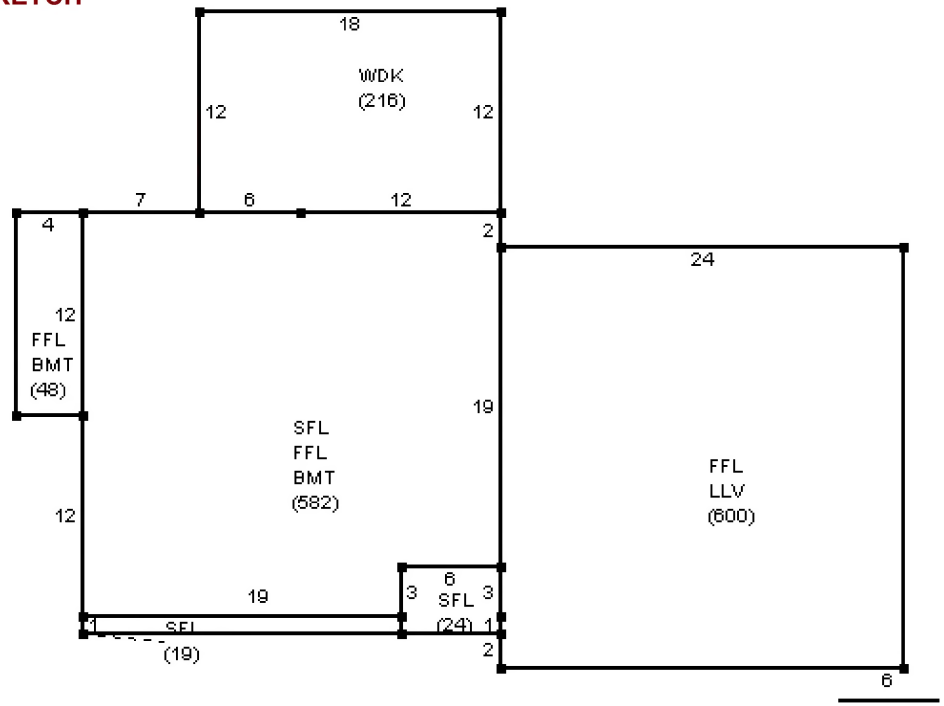
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.16
Special Features:	0	Val/Su Net:	99.11
Final Total:	324100	Val/Su SzAd	177.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,230	114.690	141,065
BMT	Basement	630	34.410	21,676
LLV	Lower Level	600	51.610	30,965
SFL	Second Floor	594	114.690	68,095
WDK	Deck	216	10.470	2,261

Net Sketched Area:	3,270			Total:	264,062
Size Ad	1823.7499	Gross Are	3301	FinArea	1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

074.0-0002-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	